Order No.: 656909AM



Guarantee No.: G-G-6329-000015961

Fee: \$300.00 Tax: \$24.30

Dated: October 28, 2024

ISSUED BY

E C E STEWART TITLE GUARANTY COMPANY

NOV 0 8 2024

Kittitas County CDS

Stewart Title Guaranty Company (the "Company"), guarantees the County of and Kittitas any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Countersigned by:

Dallas Thornton

Authorized Countersignature

Kittitas Title and Escrow 208 W Ninth, Ste. 6 Ellensburg, WA 98926

Frederick H. Eppinger President and CEO

> avid Hisey Secretary

Guarantee Serial No.

G-G-6329-000015961

In writing this company, please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial No.

# **SCHEDULE A**

Prepared by: Dallas Thornton

Guarantee No.: G-G-6329-000015961

Order Number: 656909AM

Effective Date: October 28, 2024

Premium: \$300.00 Sales Tax: \$24.30

OWNERS:

Ronald O. Maxfield and Karen S. Maxfield, Trustees, or their successors in trust, under the

Maxfield Living Trust, dated September 17, 2001, and any amendments thereto

# LEGAL DESCRIPTION:

## APN 954391:

Lot 1 of NIGHT SKY SHORT PLAT, Kittitas County Short Plat No. 7-74, as recorded May 16, 2008 in Book J of Short Plats, Pages 170-172, under Auditor's File No. 200805160002, records of Kittitas County, State of Washington; being a portion of Lot 2, PLAT OF TIMBER RIDGE, in the County of Kittitas, State of Washington, as per Plat thereof recorded in Book 10 of Plats, Pages 127 and 128, records of said County.

### APN 954394:

Lot 4-A of that certain Survey as recorded August 4, 2023 in Book 45 of Surveys, Pages 205-206, under Auditor's File No. 202308040038, records of Kittitas County, State of Washington; being a portion of Lots 3 and 4 of NIGHT SKY SHORT PLAT, Kittitas County Short Plat No. 7-74, as recorded May 16, 2008 in Book J of Short Plats, Pages 170-172, under Auditor's File No. 200805160002, records of Kittitas County, State of Washington; ALL being a portion of as tenants by the entirety Northwest Quarter of the Northwest Quarter of Section 9, Township 21 North, Range 14 East, W.M., Kittitas County, State of Washington.



#### SUBJECT TO:

1. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: http://taxsifter.co.kittitas.wa.usor call their office at (509) 962-7535.

Tax Year: 2024
Tax Type: County

Total Annual Tax: \$9,382.44

Tax ID #: 954391

Taxing Entity: Kittitas County Treasurer

First Installment: \$4,691.22
First Installment Status: Paid
First Installment Due/Paid Date:
Second Installment: \$4,691.22
Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2024

Tax Year: 2024 Tax Type: County

Total Annual Tax: \$2,078.19

Tax ID #: 954394

Taxing Entity: Kittitas County Treasurer

First Installment: \$1,039.10 First Installment Status: Paid First Installment Due/Paid Date: Second Installment: \$1,039.09 Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2024

Levy Code: 43

Land use/DOR code: 11, 91 Land Value: \$376,000.00 Improvements: \$1,239,890.00

- 2. Liens, levies and assessments of the Timber Ridge Homeowners Association.
- 3. Liens, levies and assessments of the Morgan Creek Easement Owners Association.
- 4. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware corporation.

Recorded: June 30, 1989 Book: 297, Page 771 Instrument No.: 521473

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

5. Agreement, including the terms and provisions thereof,

Recorded: May 31, 1991 Instrument No.: 539737

6. Partial Waiver of Surface Use Rights, including the terms and provisions thereof,

Recorded: April 8, 1996

Instrument No.: 199604080028

7. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the

File No.: 656909AM WA Subdivision Guarantee Page 3 of 6



#### **WA Subdivision Guarantee**

extent that said covenant or restriction is permitted by applicable law.

Recorded: January 7, 2003 Instrument No.: 200301070056

Modification(s) of said covenants, conditions and restrictions

Recorded: August 11, 2003 Instrument No: 200308110036

8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Cle Elum Sapphire Skies

Purpose: Morgan Creek Beach easement and all other stated purposes

Recorded: January 7, 2003 Instrument No.: 200301070057

Said easement was amended by instrument recorded under Auditor's File No. 200308110035.

9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)

disclosed by survey, Job No.: 01-527CONT Dated: August 12, 2003

Prepared by: Bluhm & Associates Land Surveyors, Inc.

Recorded: August 21, 2003 Book: 29 of Surveys Page: 51-54 Instrument No.: 200308210060

Matters shown:

- a) Easements contained thereon
- b) Notes and provisions contained thereon
- 10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Puget Sound Energy, Inc.

Purpose: Transmission, distribution and sale of electricity and all other stated purposes

Recorded: July 8, 2005

Instrument No.: 200507080053

11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Plat of Timber Ridge,

Job No.: 04-628\_PLAT2 Dated: June 12, 2006

Prepared by: Bluhm & Associates Land Surveyors, Inc.

Recorded: August 2, 2006 Book: 10 of Plats Page: 127-128 Instrument No.: 200608020006

Matters shown:

- a) Easements contained thereon
- b) Notes contained thereon
- c) Dedication contained thereon
- 12. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: September 21, 2006 Instrument No.: 200609210030

Modification(s) of said covenants, conditions and restrictions

Recorded: September 21, 2020 Instrument No: 202009210036

File No.: 656909AM WA Subdivision Guarantee Page 4 of 6 ///stewart

### **WA Subdivision Guarantee**

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: McTen, LLC, its successors and assigns

Purpose: Ingress, egress, utilities, reconstruction, use and maintenance

Recorded: September 21, 2006 Instrument No.: 200609210048

- 14. Any question as to the validity of Night Sky Short Plat due to non-joinder on the face of said short plat by secured creditors Cashmere Valley Bank and Eastside Mortgage, LLC.
- 15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Night Sky Short Plat,

Job No.: 06691

Dated: March 13, 2008 Prepared by: GeoDatum, Inc. Recorded: May 16, 2008

Book: J of Short Plats Page: 170-172

Instrument No.: 200805160002

Matters shown:

- a) Notes contained thereon
- b) Easements contained thereon
- c) Declaration contained thereon
- 16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Job No.: 212401 Dated: August 4, 2023

Prepared by: Encompass Engineering and Surveying

Recorded: August 4, 2023

Book: 45 of Surveys Page: 205-206 Instrument No.: 202308040038

Matters shown:

- a) Notes contained thereon
- b) Easements contained thereon
- 17. Notice of Lot Line Encroachment, including the terms and provisions thereof,

Recorded: April 4, 2024

Instrument No.: 202404040012

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: The Maxfield Living Trust

Purpose: Access and utilities and all other stated purposes

Recorded: August 15, 2024 Instrument No.: 2024084150028

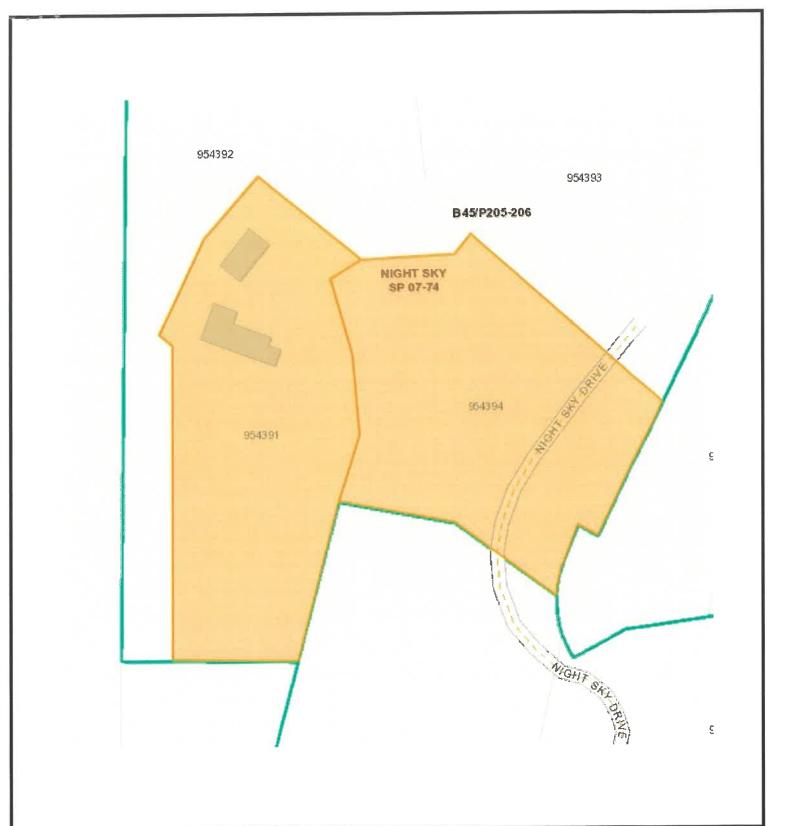


## WA Subdivision Guarantee

Order Number: 656909AM Guarantee No.: G-G-6329-000015961

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.







781 Night Skys Dr Ronald, WA 98940 THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF